SPRINGBOOK MALL

FOR LEASE

8601 Springbrook Drive | Blaine, MN

UPLAND
REAL ESTATE GROUP, INC.



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PROPERTY OVERVIEW

ADDRESS	8601 Springbrook Drive
CITY, STATE	Blaine, MN
CO-TENANTS	Half Price Books, AT&T
LEASE RATE	$28.00 PSF
CAM & TAXES	$12.25
SPACE AVAILABLE	5,100 SF
LOT SIZE	8.71 Acres
YEAR BUILT	1993
COUNTY	Anoka
# OF PARKING SPACES	109 Stalls

HIGHLIGHTS

- Established Retail Corridor: Near major shopping destinations and retailers, including Target, Walmart, Sam's Club, and Northtown Mall.
- Strong Retail Co-Tenancy: Co-Tenants include Half Price Books and AT&T.
- Spacious Restaurant Opportunity: 5,100 SF of former restaurant space available, complemented by 109 parking stalls.
- Restaurant-Ready Opportunity: Former restaurant location offers potential for a restaurant, café, fast-casual concept, or other food-service operator, subject to existing infrastructure and permitted uses.
- Convenient Accessibility: Situated along Springbrook Drive NW, near Highway 610 with 92,000+ VPD and Highway 47 with 18,400+ VPD.
- Demographics: 5-mile average household income of $113,569 and population of 234,092.

DEMOGRAPHICS

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	7,691	79,301	234,092
MEDIAN AGE	40.1	39.2	38.3
MEDIAN HOUSEHOLD INCOME	$81,160	$88,673	$90,058
AVERAGE HOUSEHOLD INCOME	$91,743	$109,204	$113,569

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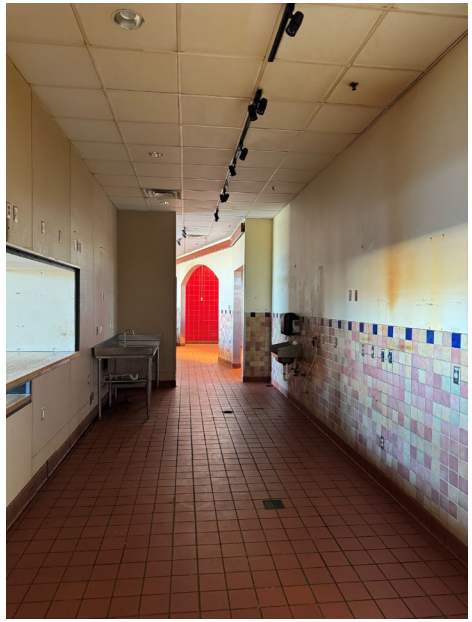
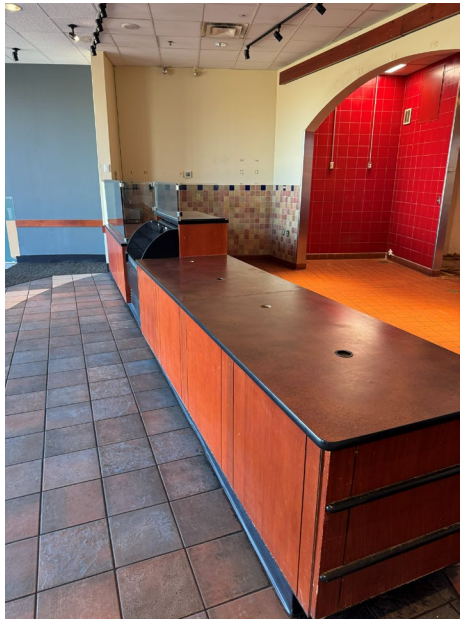


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INTERIOR PROPERTY PHOTOS

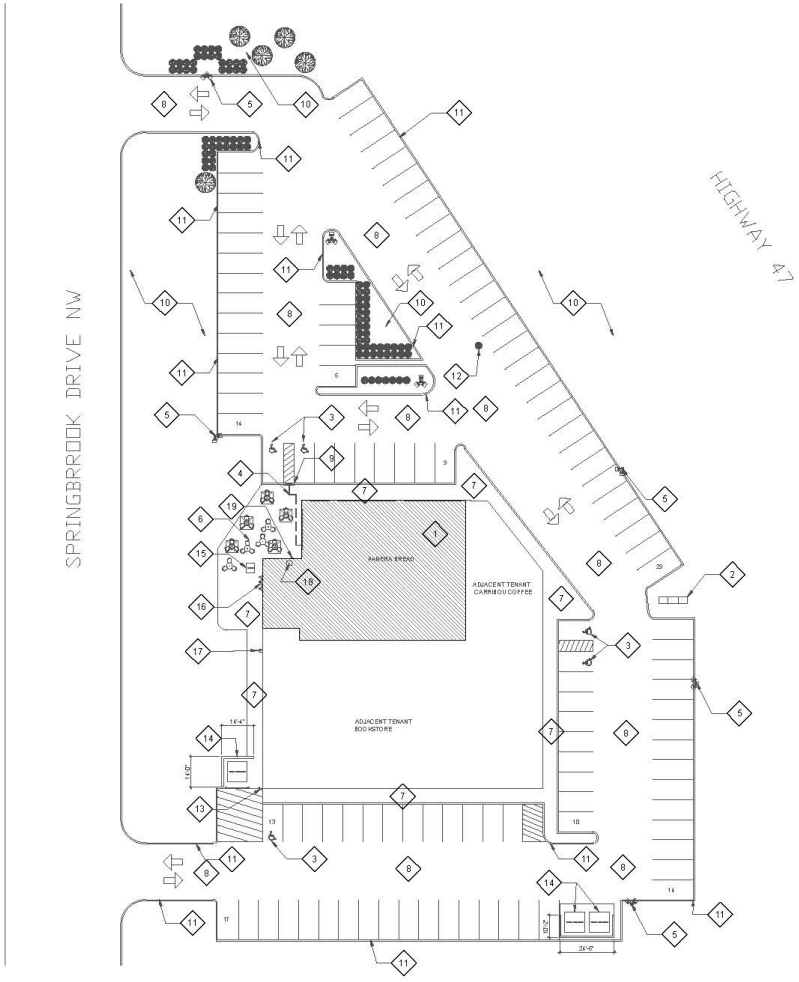


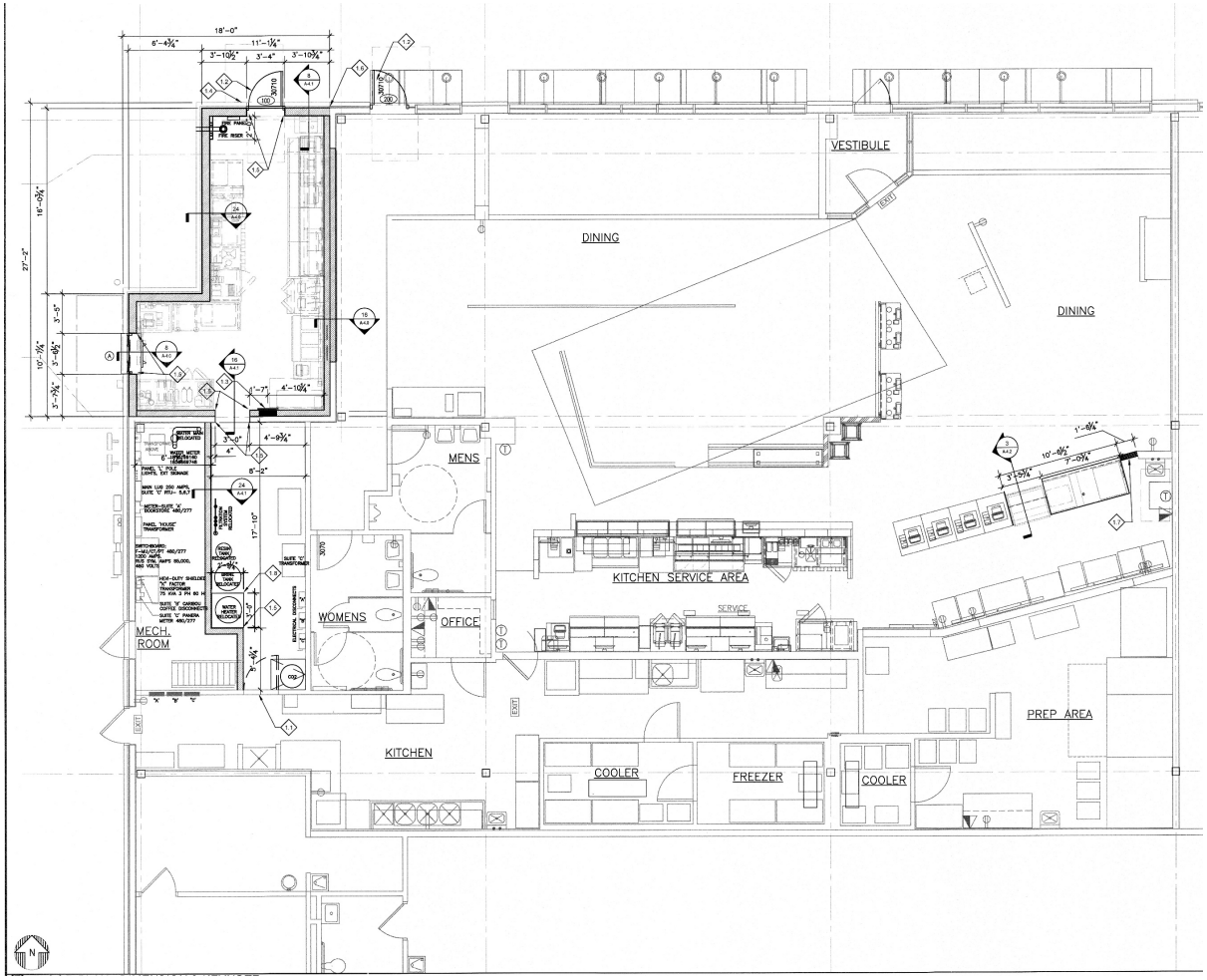



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FLOOR PLAN





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